



## 1819-0167 Harvist Estate New Build

Islington Council invites suitable expressions of interest from suppliers for the construction of 24 new-build dwellings and associated structures at Harvist Estate, and for the re-development of Citizen Road.

### Current status / Background

Islington's vision for housing as laid down in the Housing Strategy is to make sure everyone in Islington has a place to live that is affordable, decent and secure. Secure and affordable housing is recognised as an enabler. Housing has an important role in shaping healthy places, preventing ill health, supporting residents into work and tackling child poverty.

Since 2010 Islington has delivered over 1800 new affordable homes. Over the next four years Islington aims to build another 2000 affordable homes in the borough of which 1500 of these should be for social rent, including 500 new council homes.

This contract is for the construction of twenty-four new dwellings, designed and built to the highest energy standards, ensuring these homes are cheaper to run. The floor plans will comply with Lifetime Homes Standards ensuring that these homes will serve residents throughout their lives by allowing them to stay within their homes irrespective, in the main, of any changes to their mobility.

### The requirement

The contract is for the construction of two terraces of dwellings along an estate road, comprising of 8 flats and 16 houses (both two and three storey). The contract will also include the re-development of the road and estate improvements to the public realm including play areas, cycle stores, bin enclosures and planting.

Accommodation details are as follows.

- 3 x 1 bed 2 person Part M category 3 flats
- 1 x 2 bed 3 person Part M category 3 flat
- 3 x 2 bed 3 person Part M category 1 flats
- 1 x 2 bed 4 person Part M category 1 flat
- 8 x 2 bed 4 person Part M category 2 houses
- 4 x 3 bed 5 person Part M category 2 houses
- 4 x 4 bed 7 person Part M category 2 houses
- Total 24 homes

### Lots

This contract is not being split into lots because it covers a single development.

### TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

### Contract Period

The contract period will be for 95 weeks from an estimated start date 06 April 2020.

## **Contract Value**

The estimated total value of this contract is £10,040,000 over the maximum 95 weeks' term of the contract. However, the Council is confident that bids received will be lower than the estimated value.

## **Award criteria**

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is quality 40% and cost 60%. Tender submissions will be subject to minimum quality thresholds. Further details will be provided in the invitation to tender.

**Cost 60%**

**Quality 40%**

### **Quality made up of:**

Proposed approach to contract management and quality of finish, including quality management and provision of consistent qualitative improvements to deliver the project on time 20%

Proposed approach to health and safety 10%

Proposed approach to social value including employment, training, resident care, community engagement, equality, diversity and inclusion, economic and environmental considerations 10%

**Total 100%**

Tenderers should be aware that we reserve the right to hold site visits and/or presentations and/or interviews during the tender process. Site visits and/or presentations and/or interviews will be for verification/clarification purposes of the written submission.

We reserve the right to interview leading bidders.

## **Procurement Process**

This contract is over the Official Journal of the European Union (OJEU) threshold This contract will be procured using the Open Procedure. The Open Procedure means that all bidders who successfully express an interest will automatically be invited to tender and have access to the tender documents. Those who submit a tender and meet the minimum requirements will have their full tender, method statements and pricing evaluated.

## **How to express an interest**

If you wish to apply for this contract please follow the steps below:

Register your company free of charge via the **London Tenders Portal**.

Link: <https://procontract.due-north.com>

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in 1819-0167, Harvist Estate New Build - 45000000-7 - Construction work.

Shortly after you have expressed interest, you will receive a second email containing a link to access the tender documents.

## Deadlines

The deadline for expressions of interest is: **Monday 11:59 20 January 2019.**

Submission of Tender documents by: **Monday 12 noon 20 January 2019.**

Late submissions will not be accepted.

## Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see [www.islington.gov.uk](http://www.islington.gov.uk).
- Please **do not** include any publicity material with your submissions.
- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.
- The Council encourages all types of organisation who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
- Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
- Please include the Contract Number of this tender process when communicating with the Council in any way.
- All questions relating to this contract should be raised via the question and answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
- Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.
- As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website [Islington Council: Council contracts](#). The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.